



10 ST. MARYS ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £240,000

3 Bedrooms | 1 Bathrooms | 1 Reception

**** NO ONWARD CHAIN **** Nestled in a peaceful cul-de-sac on St. Marys Road in Braintree, this charming end-terrace house presents an excellent opportunity for first-time buyers and investors alike.

Brimming with character features throughout, this home boasts exposed beams and charming fireplaces, adding warmth and personality to the interiors. The generous living space includes a welcoming reception room, perfect for relaxing or entertaining, where the character elements enhance the cosy and inviting atmosphere.

The property features three well-proportioned bedrooms, making it ideal for small families, those needing extra space for a home office, or buy-to-let investors looking for a solid return. The layout is both practical and functional, ensuring every corner is utilised effectively. A well-positioned bathroom serves the needs of the household with ease.

Situated in a town location, this property benefits from the amenities and conveniences that Braintree has to offer, including shops, schools, and transport links. The surrounding area is known for its friendly community and



GROUND FLOOR

Entrance Hall

Stairs rising to first floor, doors to;

Living Room 11'3" x 10'11" (3.45 x 3.34)

Laminate flooring, double glazed window to front, radiator, shelving & cupboards inset to alcoves.

Kitchen 11'11" x 11'2" (3.65 x 3.41)

Wooden flooring, wall & base shaker style units, butler sink, exposed brick fireplace surround with space for oven, spaces for fridge/freezer & washing machine, double glazed window to rear, under stairs storage cupboard, door to Garden .

FIRST FLOOR

Landing

Stairs rising to second floor, doors to;

Bedroom One 11'1" x 8'7" (3.40 x 2.62)

Exposed floorboards, double glazed window to front, feature fireplace, radiator.

Bedroom Three 11'5" x 6'3" (3.49 x 1.91)

Laminate flooring, double glazed window to rear, radiator, feature fireplace.

Bathroom

Bath with shower over, pedestal hand wash basin, WC, obscure double glazed window to side.

SECOND FLOOR

Bedroom Two 12'4" x 8'4" (3.78 x 2.56)

Carpet flooring, double glazed window to rear, radiator, built in cupboard.

EXTERIOR

Garden

Patio leading to lawn, large shed to remain, side access to front.

Front

Driveway parking for one vehicle.

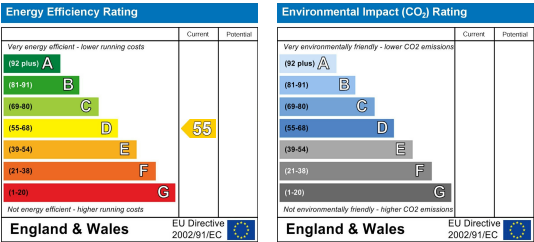
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

